

**MINUTES OF A REGULAR MEETING OF THE
RESOURCE CONSERVATION COMMISSION**

June 7, 2004

Ken Lee Building Conference Room
430 "F" Street

MEETING CALLED TO ORDER by Chair Teresa Thomas at 4:04 p.m.

ROLL CALL/MOTION TO EXCUSE

MEMBERS PRESENT: Chair Teresa Thomas, Vice-Chair Doug Reid,
Commissioners Juan Diaz, Stanley Jasek, John Chávez,
Tracy Means and Pamela Bensoussan (4:27 p.m.)

STAFF PRESENT: Marilyn Pongeggi, Environmental Review Coordinator
Paul Hellman, Environmental Projects Manager
Benjamin Guerrero, Environmental Projects Manager
Frank Rivera, Deputy City Engineer
Dave Kaplan, Transportation Engineer
Patricia Beard, Sr. Community Development Specialist
Linda Bond, Recording Secretary

OTHERS PRESENT: Joe Monaco, Dudek & Associates
Claude Yacoel, EIR-04-03 Applicant
Laura Hunter, Environmental Health Coalition

APPROVAL OF MINUTES: March 15 and April 19, 2004

March 15, 2004 Minutes

MSC (Reid/Jasek) to approve the March 15, 2004 minutes as submitted. **Vote:**
(5-0-1-1) with Diaz abstaining and Bensoussan absent.

April 19, 2004 Minutes

Although the Commissioners voted on the April 19, 2004 minutes, there was not a quorum of the Commissioners who were present at the April 19, 2004 meeting. Therefore, the April 19, 2004 minutes will be presented at the next RCC meeting.

ORAL COMMUNICATIONS: None.

NEW BUSINESS

1. EIR-04-03 – Chula Vista Crossings, 4501 Main Street

Ms. Marilyn Pongeggi (*Environmental Review Coordinator*) stated that staff will record the Commissioners comments on a wall graphic, which can be used by the Commission to formulate their recommendation motion(s). The minutes will reflect that the Commission discussed the draft EIR but will not contain every individual comment made by the Commissioners. Only those comments, which are included as part of a motion will be included in the minutes. If an individual Commissioner wishes to provide a comment(s) to the Planning Commission and City Council, which is not part of the RCC comments, they may submit an individual comment letter on the draft EIR, which will be included in the final EIR.

Mr. Benjamin Guerrero (*Environmental Projects Manager*) presented the Chula Vista Crossings Environmental Impact Report.

Staff Recommendation: That the RCC finds the EIR adequate according to CEQA.

Ms. Pongeggi indicated that the Planning Commission would be holding their public hearing on July 7, 2004 to close the public review period.

Chair Thomas asked if any members of the public wished to provide any comments to the RCC?

Ms. Laura Hunter (*Environmental Health Coalition, 1717 Kettner Blvd., Suite 100, San Diego, CA 92101*) expressed her desire to provide comments to the Commission on behalf of the Environmental Health Coalition. The first issue she discussed was the proposed storm water management program. She stated that the EIR must clearly analyze the potential impacts and identify the mitigation measures that are necessary to address those impacts. She stated that infiltration is one of the things that need to be looked at. Mr. Guerrero pointed out that there may be some infiltration areas incorporated into the project, but that none have been identified at this time. She stated that adequately treating storm water runoff depends on what pollutants you are trying to address, how you are going to get at them, who is going to pay for the O&M, and an analysis of whether or not it is going to work. She also stated that since the runoff from the adjacent Pacific Bell site will also be treated on-site that their runoff needs to be characterized. She encouraged the RCC to press for the preparation of the storm water management plan up front, that it be as detailed as possible, and that it be very clear and specific about what is required.

The second issue she discussed was the presence of sandblast grit on-site. She stated that the EIR is missing an environmentally superior alternative and suggested that the removal of the sandblast grit be included as part of that alternative.

The third issue she discussed was regulatory due diligence. She indicated that this site has a very long regulatory history. She encouraged the RCC to strongly recommend that the City go back to the Regional Water Quality Control Board and get them to look at this site again. She indicated that the plan for protecting workers and neighbors from potential exposure to hazardous materials is a real concern. She expressed that she is not confident that the City has the full picture of the sites' history.

The final issue she discussed was the protection of biological resources. She suggested that an alternative should consider 100% protection of on-site MSCP Preserve land. She stated that she would also like to see an additional buffer area added for the planned trail through the site. She stated that she did not see a discussion of the habitat restoration mentioned in Mr. Guerrero's presentation in the draft EIR.

Ms. Hunter submitted a formal comment letter on the draft EIR From the Environmental Health Coalition.

The Commissioners then discussed the adequacy of the draft EIR.

Commissioner Means left the meeting at 6:07 p.m.

MSC (Jasek/Diaz) that the RCC finds Draft EIR-04-03 to be adequate and to submit the comments contained in Attachment 1 as formal RCC comments on the Draft EIR.

A motion to amend the motion was presented by Vice-Chair Reid to delete the comment regarding water quality sampling and monitoring during construction and beyond as it is well beyond the scope and responsibility of this project. **The maker and second of the motion accepted the amendment.**

Vote: (6-0-0-1) with Means absent.

Ms. Pongeggi asked the Commissioners how they felt about the new procedure for recording the Commission's comments on a draft EIR. By common consent, the Commissioners agreed that it worked well.

ENVIRONMENTAL REVIEW COORDINATOR COMMENTS

Ms. Pongeggi stated that the Commissioners would no longer receive EIR technical appendices together with draft EIRs. However, she stated that after receiving draft EIRs, Commissioners may contact the project manager to obtain copies of any technical appendices that they would like to review. Chair Thomas requested that she continue to receive the full set of technical appendices for draft EIRs.

Ms. Pongeggi indicated that a General Plan Update Steering Committee Workshop is scheduled on the same evening as the next scheduled RCC meeting (June 21, 2004) and asked if the Commissioners would prefer to meet at a 4:00 p.m. if the RCC meeting is not cancelled. By common consent, the Commissioners agreed to meet at 4:00 p.m. on June 21, 2004 if needed.

Ms. Pongeggi announced that the Beautification Awards would be Thursday, August 19, 2004, at the San Diego Country Club.

Ms. Pongeggi stated that the July 19, 2004 RCC agenda would include a draft EIR (Otay Ranch, Village Seven) and the annual election of officers.

CHAIR COMMENTS: None.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: Chair Thomas adjourned the meeting at 6:21 p.m. to a regular meeting on Monday, June 21, 2004, at 4:00 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

Linda Bond, Recording Secretary

Attachment 1: RCC Consensus Comments on The Crossings Draft EIR